

**Springfield District Fairfax Center Area Land Use Committee Meeting**  
**Tuesday, August 1, 2006, 7:00 p.m.**  
**Room 232, 12000 Government Center Parkway, Fairfax, VA 22035**  
**Meeting Minutes**

**COMMITTEE MEMBERS PRESENT:**

Mark Cummings, *Chair, Brentwood Civic Association*  
Sherry Fisher, *Ridgetop Commons Homeowners Association*  
Philip Poole, *Cannon Ridge Civic Association*  
Jeff Saxe, *Fairfax County Chamber of Commerce*  
Claudette Ward, *Greater Willow Springs Civic Association*  
Steve Wallace, *Greenbriar Civic Association*

**COUNTY STAFF PRESENT:**

Marlae Schnare, *Supervisor Elaine McConnell's Office*  
Susan Zarybnicky, *Supervisor Elaine McConnell's Office*

**OTHERS:**

Peter Murphy, *Fairfax County Planning Commissioner*

**APPLICATION PRESENTED:** FDPA 82-P-069-05-02 by RCV Real Estate, L.C.  
Agent for Applicant: John Bellaschi, Esq., Agent for RCV Real Estate, L.C.

John Bellaschi made a brief presentation of the proposal. RCV Real Estate, L.C. is proposing to construct 13 single family attached residential townhomes in place of the 32 multi-family residential dwelling units that are currently approved for the property in Fair Lakes. This is a less intense use of the property. There will be a buffer in front of the townhomes at the Parkway. Common features include a grills and benches. Questions from committee members addressed concerns with the driveways and garages, access to the apartment community, parking in general. Pete Murphy requested a donation be made to Patriot Park for the park proffers. There was also a question about street lighting. Mr. Bellaschi noted that could be considered.

A motion was made to approve the plan as proposed by the developer. All members present voted "YES."

**APPLICATION PRESENTED:** SE 2006-SP-010 by Chevy Chase Bank  
Agent for Applicant: Robert Flinn of Flinn & Beagan, Agent for Chevy Chase Bank

Robert Flinn made a brief presentation of the proposal. Chevy Chase Bank, FSB has filed an application to construct a drive through bank at 11611 Lee Highway, currently the site of Aal-Matic Transmissions Service. Mr. Flinn noted the bank would be a one-story facility with a large atrium, a total of 3159 s.f., about a quarter less than the size of the current building. He also noted the existing landscaping is sparse. Chevy Chase is proposing 70 feet of landscaping between the bank and the nearest residence. Mr. Flinn noted that Chevy Chase had the support of LeeHigh Village and the Estates at LeeWood. At the front of the site, they will construct a rain garden to supplement the stormwater management. The proposal also includes dedication of the road for the planned grade separated interchange. Open space will be 35% of the site. The bank will be connected to the sewer system.

Question from committee members addressed interparcel access, signage on site, security, lighting for ATM, vehicle trips per day, and "no parking" signs on site. A motion was made to approve the plan as proposed by the developer. All members present voted "YES."

The next meeting is scheduled for September 5, 2006. The meeting adjourned at 8:00.